

# Broadmoor Golf Links Fletcher, North Carolina



Asking Price - \$3,000,000



# Broadmoor Golf Links



# Broadmoor Golf Links

Broadmoor Golf Links is located in the greater Asheville area in Fletcher, North Carolina. Scenery from the Blue Ridge Mountains and the French Broad River Valley create a beautiful backdrop for pure golf experience.

Broadmoor is a championship golf course designed by noted golf course architect Karl Litten – recognized alongside Nicklaus, Palmer, and Fazio by the PGA as one of golf's fab four designers. Litten is famous for designs that are all unique. His courses do not have the same “signature” qualities, making each course a hand crafted work of art. Broadmoor Golf Links is also designed to be enjoyed in 4 hours. With tees measuring from 5600 to over 7000 yards, Broadmoor appeals to every level of golfer.

Broadmoor's clubhouse features spacious accommodations to enjoy after a day on the links. The facility is the perfect locale for weddings, company outings and business meetings

Cash Flow positive with 20 acres of commercial Development available, Broadmoor is an opportunity waiting to happen.



# Broadmoor Golf Links

**101 French Broad Lane, Fletcher North Carolina**

Year Opened - 1993

Architect - Karl Litten

# of Holes - 18

Total Acres - 140

Maintainable Acreage - 110

Yardage Gold (6921) Blue (6313) White (5881) Green (5082)

Slope/Rating - Gold 73.1/ 136 Blue 70.2 / 126 White 68.5/117 C

Greens Fees - \$ weekday \$45 Weekend \$49 Senior \$38

Golf Carts

Type - Yamaha

Number- 68

Gas/Electric - Electric

Clubhouse

Year Built - 1992

Square Footage 15,000 (rough)

Clubhouse Capacity -

# of Parking Spots -116

Fully Heated Air Conditioned Tent for outings - can serve up to ??? guests- NA

Full Liquor License - yes

Locker Rooms - yes/no

POS System - IBS



# Broadmoor Golf Links

## Turf Grass

Greens - Bent

Tees - Bermuda

Fairways - Bermuda (overseed for winter with Rye)

Rough - Bermuda / Rescue (overseed in winter with Rye)

## Irrigation

Make - TORO Sprinklers rainbird controls- layne pumps

# of Pumps - 3

Year Installed - 1990

Total Gallons per Minute - 1,200

Water Source - Golf course lakes/ Kimsey Creek

Maintenance Facility Construction Type - steal structure

Maintenance Facility Square Footage - 7,200

Gasoline Storage Above Ground - Yes

Separate Chemical Storage - Yes

Washdown Separator - No

Cart Path Composition - concrete

Indoor Equipment Storage - Yes



# Broadmoor Golf Links

## Acquisition Opportunity

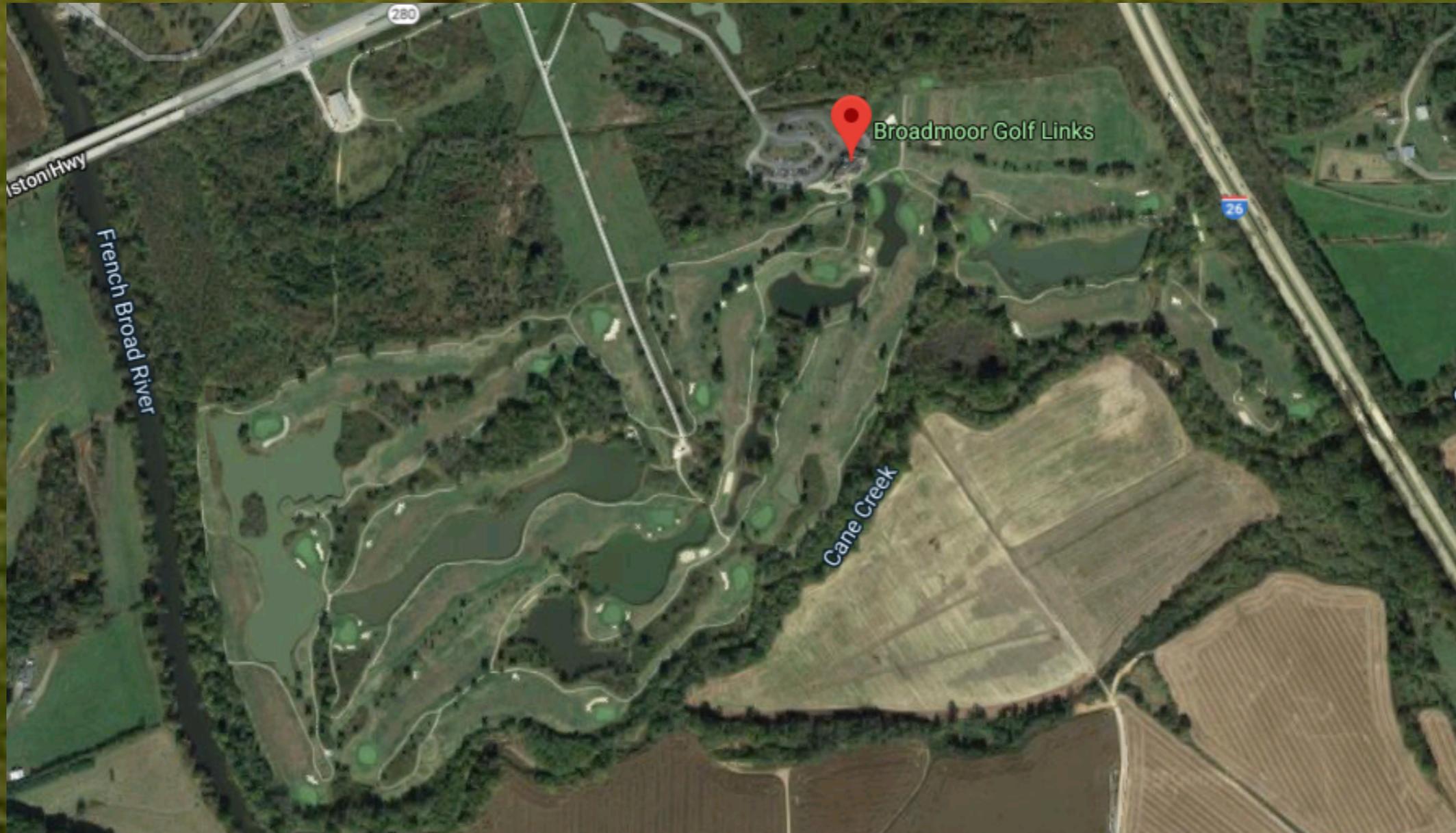
- 20 acres of land zoned for Commercial development
- High End Clubhouse - idea frostings and events
- Great design that challenges golfers of all skill levels
- Asheville area is booming
- Development land for sale as well to increase long term profitability
- Existing positive cash flow with development opportunity = tremendous investment opportunity



# Broadmoor Golf Links



# Broadmoor Golf Links



# Broadmoor Golf Links



# Broadmoor Golf Links



# Broadmoor Golf Links

**Chris Charnas**  
**Links Capital Advisors, Inc.**  
**3223 Lake Ave**  
**Suite 15C**

**Wilmette, Illinois 60091**

*Office* 847-866-7192

*Cell* 312-543-7192

[chris@linkscapitaladvisors.com](mailto:chris@linkscapitaladvisors.com)

[www.linkscapitaladvisors.com](http://www.linkscapitaladvisors.com)

Twitter: @linkscapital

